

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of November 17, 2014

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Hibbard, Larsen, Pederson, Radabaugh, Seymour, Weld
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow

The meeting was chaired by Mr. Weld.

1. **CONDITIONAL USE PERMIT (CZ-1424) – Sorority House, 824 Niagara Street**
and
SITE PLAN (SP-1440) – Rooming House Site Plan

Mr. Tufte presented a request to allow a sorority house in a RM District and to approve a site plan for a rooming house at 824 Niagara Street. The plan shows a 10-bedroom sorority house and a 9-stall parking lot in the back with access off an alley. The house could accommodate up to 10 women. A single-family home would be removed for the new development. The building will need to be sprinklered per building code. The applicant states there may be events at the house which brings up to 45 people.

Applicant, Jason Griepentrog with Boomerang Real Estate, stated the structure is raised a little higher to avoid a pump for the sewer lateral. He stated the basement rooms will have egress windows. He will meet with the neighborhood as well to explain the project.

Katherine Brier, 501 Broadway Street, spoke on behalf of the sorority Delta Zeta. Their events are usually for meetings and rituals. The new house will give women a better place to build sisterhood. They have been on campus for 58 years and have rules that govern house conduct.

Helene Smiar, President of the Randall Park Neighborhood Association, had no concerns with parking in the area and stated the sorority would be a welcomed addition to the neighborhood.

Mr. Seymour moved to approve the conditional use permit and site plan per the conditions of the staff report and to limit sorority events to those outlined in their submittal. Ms. Mitchell seconded and the motion passed.

2. **CONDITIONAL USE PERMIT (CZ-1425) – Vehicle Service Business, 805 S. Hastings Way**
and
SITE PLAN (SP-1441) – Discount Tire Store, 805 S. Hastings Way

Mr. Radabaugh recused himself from this item.

Mr. Tufte presented a request to allow a vehicle service business in a C-2 District and to approve the site plan for a Discount Tire store. The development is for a 7,373 sq. ft. retail tire store. Old tires will be stored inside the building and recycled on a frequent basis. The required parking is 29, but 34 stalls are proposed. The extra wide curb cut of 35' on Sherwin Avenue needs approval from the commission. A pedestrian connection should be made from the right-of-way to the front door. All other City provisions are noted in the staff report.

Applicant, Todd Mosher with R.A. Smith National, Inc., stated there are about 900 Discount Tire stores nationally. This is one of the first in Wisconsin. The store has only sales and tires, no

alignments or oil changes. The store has a showroom on the southwest corner and the front door faces Hastings Way. The building is positioned away from the residential homes to the north. The wider curb cut is to make the delivery movements easier. The conditions will be satisfied. The building is masonry and the height of the building is 26' tall with a cornice that wraps around.

Roger Biesterveld, 2141 Altoona Avenue, stated he owns adjacent properties. He was concerned that this development is not friendly to the neighborhood, being an auto use; now that the road design has a more neighborhood feel.

Mr. Larsen moved to approve the conditional use permit and site plan. Mr. Pederson seconded and the motion passed. Mr. Radabaugh abstained from voting.

3. **ANNEXATION (14-3A) – Property on Fehr Road, Town of Brunswick**

Mr. Tufte presented a request to recommend approval of an annexation of vacant land from the Town of Brunswick. The location is the west side of Hwy. 37, south of Short Street, and east of Fehr Road. The site is 15.4 acres. Sanitary service would be provided off Short Street. The request is consistent with the Comprehensive Plan.

Applicant, Scott Rasmussen with Durand Builders, on behalf of the Student Transit, spoke in support of the annexation and future bus facility at the location.

Ms. Mitchell moved to recommend approval. Mr. Seymour seconded and the motion carried. Mr. Hibbard abstained from voting.

4. **SITE PLAN (SP-1443) – Sign, Indianhead Plaza**

Mr. Ivory presented a request to approve a master site plan for Indianhead Plaza at 3015 E. Hamilton Avenue. The building contains 5 tenants and each has a wall sign, plus there is one pole sign about 20 feet off the street. The owner wants to update the front facade and would like to make sign changes; thus, a site plan master sign plan is required. There are no changes for the Tropic Waters Pet Center sign but there will be changes at the other tenant locations. The former Tropic Waters Pet Center cabinet will be reused and a logo added will be to increase it to 140 sq. ft. The other three wall signs will be moved up closer to the roofline. The existing pole sign will stay at 199 sq. ft. except the identification cabinet will change. Its height would go down 30 to 28.5 feet. At a future date, another wall sign is allowed on the east side of the building. The base of the pole sign needs to be landscaped.

Applicant, Chris Fish, Graphic House, Inc., spoke in support of the project.

Mr. Granlund motioned to approve the site plan per the conditions of the staff report. Ms. Ebert seconded and the motion carried.

5. **DISCUSSION/DIRECTION**

A. **Non-vehicular Circulation Standards**

Mr. Tufted presented the draft ordinance that was first presented last February. Staff has been coordinating this work with the Bicycle and Pedestrian Advisory Commission. The BPAC is in favor of the proposed standards. The standards give the Plan Commission and staff the flexibility to implement requirements depending on the site context and scale of development.

The commission directed staff to set up the public hearing for the ordinance during the beginning of the new year.

B. Comprehensive Plan Update

Mr. Tufted stated the last November 13 meeting of the Citizens Advisory Committee had 30 people attend. Thursday, December 11 is the next Citizen Advisory Committee meeting at RCU. This is the last meeting to review the individual assessments. For Thursday, January 22, there will be a community open house for the entire assessment. The consultant has also started drafting the plan.

Mr. Tufte presented the 2005 Land Use Map and said it needs to now include sub-area plans, along with other changes over the last 10 years. He asked for feedback on two land use situations; industrial land Gateway Development owns, and lands the airport owns. Gateway would like to see 80 acres west of Jeffers Road parkland to become residential. The commission agreed the land use could switch but wanted a letter from Gateway requesting such a change. Mr. Tufte then presented the airport's master plan identifying future industrial development in areas that are zoned P-Public. Non-aeronautical uses are not allowed in this district, so the airport and City would need to discuss how to go about the process to create a specific airport zoning district while being mindful of possible adverse effects to existing uses such as residential. The commission thought it would be good to have the airport share their plans at a future meeting. Staff will also draft an example of the airport provisions with narrative explaining what is proposed with this change to the Comprehensive Plan.

C. Code Compliance Items

The commission believed it would be useful to re-examine the City's off-street parking code to make it more up-to-date. The project will be added to the implementation section of the Comprehensive Plan update.

D. Future Agenda Items

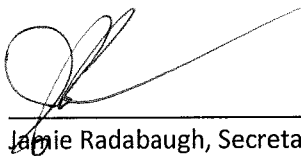
None.

E. Additions or Corrections to Minutes

None.

6. MINUTES

The minutes of the meeting of November 3, 2014, were approved.



Jamie Radabaugh, Secretary